

STAFF REPORT

DATE August 18, 2015
PLACE 50 W Gay St
TIME 3:00 pm

A CALL TO ORDER

B APPROVAL OF MINUTES

~3:00 Meeting Summary – July 21, 2015

C APPLICATIONS FOR CERTIFICATE OF APPROVAL

~3:05 15-08-001 Address: 250 S Skidmore
Property Owner: Bushwood Skidmore LTD
Applicant: Chris Macisco
To be reviewed: Demolition

Sub-Districts: West Broad St Arts and Innovation **Dodge Park**

Code Reference: 3323.11 (H) Demolition Permits

Staff Observations:

250 S Skidmore is located between Rich Street and Sullivant Avenue within the Dodge Park sub-district. Bushwood Skidmore LTD recently acquired the property from the City of Columbus Land Redevelopment Office. The property is occupied by a single-family residence, and the owner plans to renovate and lease the home. The applicant has proposed to demolish the existing garage and to allow the existing concrete pad to remain in use for off-street parking. The applicant states the garage is unsafe and in a deteriorating condition. In a contract signed with the Land Redevelopment Office, the owner stated the garage would be renovated if possible or replaced.

Applicable Code Land Use Standard:

Standard	Dodge Park District	Staff Comments
Single family	Permitted Use	Existing use to remain

Applicable Code Development Standards:

Standard (Single Family)	Dodge Park District	Staff Comments
Minimum Front Yard	0'	Not under review
Maximum Front Yard	none	
Minimum Parking Setback	Located to rear of building	Consistent
Minimum Side Yard	3'	Not under review
Minimum Fence/Wall Setback	0'	Not under review
Minimum Rear Yard	15% of rear yard	Existing condition/TBD
Minimum Building Frontage	None	Not under review
Maximum Bldg Height	3 stories or 35'	Not under review
Building Frontage	All Buildings shall front on Public street	Not under review
Lighting	Per C.C. 3323.21	Not under review

Graphics	Per C.C. 3323.21	Not under review
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	Consistent
Parking	Per C.C. 3312	Existing use to remain. No parking requirements. Plans have not been provided to show compliance with C.C. 3312

Applicable Plan Land Use Recommendation:

Standard	Dodge Park	Staff Comments
Medium-density mixed residential	6-10 du/acre Single family houses, duplexes, and townhouses. New development should reinforce the existing pattern and type of residential construction in the neighborhood.	Repair or replacement of the garage will contribute to the fabric of the Dodge Park neighborhood. If a garage cannot be maintained on the property, a drive apron and appropriate screening should be installed for the parking spaces.

Applicable Plan Development Standards:

Standard	Dodge Park	Staff Comments
Single and two family uses	New housing should be compatible with nearby housing in terms of building height and width, building materials, porches, roof pitch, setbacks, and windows and door size, width, and spacing.	Repair or replacement of the garage will contribute to the fabric of the Dodge Park neighborhood. If a garage cannot be maintained on the property, a drive apron and appropriate screening should be installed for the parking spaces.

The applicant's proposal to demolish the existing garage and allow off-street parking on the existing concrete pad is not consistent with the EFCCD plan's recommendation that new development should reinforce the existing pattern in the neighborhood. In addition, the owner established an agreement with the Land Redevelopment Office to renovate or replace the existing garage with the purchase of the property. Staff requests an itemized report from the applicant, including cost estimates and photos by item, to determine if demolition of the garage is the most appropriate solution. The report should be written by a licensed architect, engineer or contractor with experience renovating single family homes. If the Board determines demolition of the garage is appropriate, replacement with a new garage is the primary recommendation. A secondary recommendation would be reuse of the garage concrete pad as requested, but with the installation of a drive apron and appropriate screening on three sides. Staff notes that an approved surface will be required for the drive apron for either parking solution. (The existing garage is accessed by the rear alley and there is no driveway or drive apron between the alley and the garage.)

Recommendations:

Conceptual Approval

Approval

Approval with
Conditions

Disapproval

Conditions:

Address: 188 McDowell
 Property Owner: Christopher D Sherman
 Applicant: Christopher D Sherman
 To be reviewed: Change of use

Sub-Districts:

West Broad St

Arts and Innovation

Dodge Park

3323.19 Land Use

Code Reference:

3323.21 Development Standards

Staff Observations:

188 McDowell Street is located on the northeast corner of McDowell and Walnut streets in the Arts and Innovation District. The property is currently used as a utility shop/warehouse. The applicant is proposing a change in use to live/work space. The live/work space would include the equivalent of 1 residential unit (studio) and a workshop for light carpentry.

Applicable Code Land Use Standard:

Standard	Arts and Innovation District	Staff Comments
Live/Work Space	Permitted Use	Consistent

Applicable Code Development Standards:

Standard	Art and Innovation District	Staff Comments
Minimum Front Yard	0'	Not under review
Maximum Front Yard	10'	
Minimum Parking Setback	5'	Not under review
Minimum Side Yard	0'	Not under review
Minimum Fence/Wall Setback	0'	Not under review
Minimum Rear Yard	0'	Not under review
Minimum Building Frontage	60%	Not under review
Maximum Bldg Height	5 stories or 60'	Not under review
Building Frontage	All Buildings shall front on Public street	Not under review
Lighting	3323.21	Not under review
Graphics	3323.21	Not under review
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	N/A
Parking	Residential: 2 (2 spaces per unit)	Staff supports reduction to 0 parking spaces.

Applicable Plan Land Use Recommendation:

Standard	Arts and Innovation	Staff Comments
Neighborhood Mixed Use	16-45 du/acre Mixed Uses at the Neighborhood Level	Consistent. (~14 du/acre and live/work space)

Applicable Plan Development Standards:

Standard	Arts and Innovation	Staff Comments
Land Use Compatibility	When a proposed use is compatible with adjacent uses, it should be supported.	Consistent.

The proposed change of use is consistent with the recommendations of the EFCCD plan. The existing building setback is zero feet on the north, east and west property lines and a small setback exists on the south. Exterior off-street parking cannot be provided on-site due to the existing building and site conditions. Staff recommends approval with a parking modification from 2 to 0 parking spaces.

Recommendations:

Conceptual Approval

Approval

Approval with
Conditions

Disapproval

Conditions:

~3:30

15-08-003

Address: 501 - 503 W Walnut
Property Owner: Columbus Next Generation Corporation
Applicant: Jeff Myers
To be reviewed: Change of use

Sub-Districts:

West Broad St

Arts and Innovation

Dodge Park

3323.19 Land Use

3323.21 Development Standards

Code Reference:

Staff Observations:

501 and 503 W Walnut are located mid-block between McDowell and Gift streets and are within the Arts and Innovation District. The site is occupied by two vacant warehouses. Bigger Tuna, a full-service product development and design company, is in contract to lease both warehouses and has proposed a change of use to artist manufacturing and office space. Bigger Tuna currently operates within the Columbus Idea Foundry and will continue to utilize CIF for all large equipment needs. They will use their new space for offices and model building. The 501 W Walnut will be used for artist manufacturing (~1900 sq. ft.) and 503 W Walnut will be used as office space (~2250 sq. ft.).

Applicable Code Land Use Standard:

Standard	Arts and Innovation District	Staff Comments
Artist Manufacturing, < 10,000 SF	Permitted Use	Consistent
Office, < 5,000 SF	Permitted Use	Consistent

Applicable Code Development Standards:

Standard	Art and Innovation District	Staff Comments
Minimum Front Yard	0'	Not under review
Maximum Front Yard	10'	
Minimum Parking Setback	5'	Not under review
Minimum Side Yard	0'	Not under review
Minimum Fence/Wall Setback	0'	Not under review
Minimum Rear Yard	0'	Not under review
Minimum Building Frontage	60%	Not under review
Maximum Bldg Height	5 stories or 60'	Not under review
Building Frontage	All Buildings shall front on Public street	Not under review
Lighting	3323.21	Not under review
Graphics	3323.21	Not under review
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	N/A
Parking	Change of use from warehouse to Artist Manufacturing ~1900 SF Office ~2250 SF Parking required: 3 spaces	Staff supports reduction from 3 to 0 parking spaces.

Applicable Plan Land Use Recommendation:

Standard	Arts and Innovation	Staff Comments
Neighborhood Mixed Use	16-45 du/acre Mixed Uses at the Neighborhood Level	Consistent

Applicable Plan Development Standards:

Standard	Arts and Innovation	Staff Comments
Land Use Compatibility	When a proposed use is compatible with adjacent uses, it should be supported.	Consistent

The proposed change of use is consistent with the recommendations of the EFCCD plan. Off-street parking cannot be provided on-site due to the existing building and site conditions. A reduction in parking for the site is consistent with the East Franklinton District and Plan and contributes to the urban, walkable environment of East Franklinton. Staff recommends approval with a parking modification from 3 to 0 parking spaces.

Recommendations:

Conceptual Approval

Approval

Approval with
Conditions

Disapproval

Conditions:**D STAFF ISSUED CERTIFICATES OF APPROVAL****E BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

424 W Town | Application #15-07-001

1. Land Grant Patio Revision | Reviewed 07/21/2015 | Issued 08/04/2015

F OTHER BUSINESS

~3:30

1. Demolition Permits

G NEXT MEETING

Tuesday – September 15, 2015 at 50 W Gay St at 3:00 pm.